

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: EVANSDALE
Local Government Number: 07G049

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
EVANSDALE EAST URBAN RENEWAL	07003	2
EVANSDALE NW IND URBAN RENEWAL	07004	2
EVANSDALE WATERLOO HOME ACRES URBAN RENEWAL	07018	1
Evansdale Housing Urban Renewal Area	07998	0

TIF Debt Outstanding: 3,398,386

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:		Amount of 07-01-2015 Cash Balance Restricted for LMI
	68,372	0
TIF Revenue:	236,021	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	236,021	
Rebate Expenditures:	7,324	
Non-Rebate Expenditures:	263,954	
Returned to County Treasurer:	0	
Total Expenditures:	271,278	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	Amount of 06-30-2016 Cash Balance Restricted for LMI
33,115	0

**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 3,093,993

Urban Renewal Area Data Collection

Local Government Name: EVANSDALE (07G049)
 Urban Renewal Area: EVANSDALE EAST URBAN RENEWAL
 UR Area Number: 07003

UR Area Creation Date: 02/1982

UR Area Purpose: The East Urban Renewal Plan's main goal is to design and construction public infrastructure to promote private development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
EVANSDALE CITY/WATERLOO SCH/EVANSDALE EAST UR TIF INCR	07101	07102	3,369,358
EVANSDALE CITY AG/WATERLOO SCH/EVANSDALE EAST UR TIF INCR	07103	07104	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	233,090	48,664,590	9,261,410	0	0	-140,752	58,018,338	0	58,018,338
Taxable	104,197	27,122,463	8,335,269	0	0	-140,752	35,421,177	0	35,421,177
Homestead Credits									306

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	7,820	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	90,453
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	90,453

Rebate Expenditures:	0
Non-Rebate Expenditures:	88,050
Returned to County Treasurer:	0
Total Expenditures:	88,050

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	10,223	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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Projects For EVANSDALE EAST URBAN RENEWAL

TIMBERCREEK ESTATES

Description:	GRANT TO DEVELOPER TO FUND IMPROVEMENTS
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

PRAIRIE INDUSTRIAL PARK

Description:	DORIS DRIVE EXTENSION AND ECONOMIC DEVELOPMENT GRANT
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

URBAN RENEWAL REVIEW

Description:	URBAN RENEWAL LEGAL REVIEW
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

2015 GENERAL OBLIGATION BOND

Description:	2007 REFUNDING BOND
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For EVANSDALE EAST URBAN RENEWAL

2010 GO CORP PURP BONDS

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	250,000
Interest:	20,280
Total:	270,280
Annual Appropriation?:	No
Date Incurred:	09/16/2010
FY of Last Payment:	2020

URBAN RENEWAL REVIEW

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/19/2015
FY of Last Payment:	2015

2015 GENERAL OBLIGATION BOND

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	75,000
Interest:	2,408
Total:	77,408
Annual Appropriation?:	Yes
Date Incurred:	05/05/2015
FY of Last Payment:	2017

Non-Rebates For EVANSDALE EAST URBAN RENEWAL

TIF Expenditure Amount:	51,342
Tied To Debt:	2010 GO CORP PURP BONDS
Tied To Project:	TIMBERCREEK ESTATES

TIF Expenditure Amount:	0
Tied To Debt:	2010 GO CORP PURP BONDS
Tied To Project:	PRAIRIE INDUSTRIAL PARK

TIF Expenditure Amount:	0
Tied To Debt:	URBAN RENEWAL REVIEW
Tied To Project:	URBAN RENEWAL REVIEW

TIF Expenditure Amount:	36,708
Tied To Debt:	2015 GENERAL OBLIGATION BOND
Tied To Project:	2015 GENERAL OBLIGATION BOND

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

TIF Taxing District Data Collection

Local Government Name: EVANSDALE (07G049)
 Urban Renewal Area: EVANSDALE EAST URBAN RENEWAL (07003)
 TIF Taxing District Name: EVANSDALE CITY/WATERLOO SCH/EVANSDALE EAST UR TIF INCR
 TIF Taxing District Inc. Number: 07102

TIF Taxing District Base Year:	1982	UR Designation
FY TIF Revenue First Received:	1985	Slum No
Subject to a Statutory end date?	No	Blighted 02/1982
		Economic Development 02/1982

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	48,664,590	9,261,410	0	0	-140,752	57,785,248	0	57,785,248
Taxable	0	27,122,463	8,335,269	0	0	-140,752	35,316,980	0	35,316,980
Homestead Credits									306

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	14,098,430	35,316,980	3,369,358	31,947,622	845,248

FY 2016 TIF Revenue Received: 90,453

TIF Taxing District Data Collection

Local Government Name: EVANSDALE (07G049)
 Urban Renewal Area: EVANSDALE EAST URBAN RENEWAL (07003)
 TIF Taxing District Name: EVANSDALE CITY AG/WATERLOO SCH/EVANSDALE EAST UR TIF INCR
 TIF Taxing District Inc. Number: 07104

TIF Taxing District Base Year:	1982	UR Designation
FY TIF Revenue First Received:	1985	Slum No
Subject to a Statutory end date?	No	Blighted 02/1982
		Economic Development 02/1982

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	233,090	0	0	0	0	0	233,090	0	233,090
Taxable	104,197	0	0	0	0	0	104,197	0	104,197
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	365,540	0	0	0	0

FY 2016 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: EVANSDALE (07G049)
 Urban Renewal Area: EVANSDALE NW IND URBAN RENEWAL
 UR Area Number: 07004
 UR Area Creation Date: 08/1978

UR Area Purpose: This plan was implemented to finance a buyout of several residential properties to construct an industrial park.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
EVANSDALE CITY/WATERLOO SCH/EVANSDALE NW UR TIF INCR	07095	07096	1,234,462
EVANSDALE CITY AG/WATERLOO SCH/EVANSDALE NW UR TIF INCR	07167	07168	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	30	1,407,180	11,368,800	1,070,080	0	0	13,846,090	0	13,846,090
Taxable	13	784,268	10,231,920	963,072	0	0	11,979,273	0	11,979,273
Homestead Credits									6

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	-2,230	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	32,651
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	32,651

Rebate Expenditures:	1,110
Non-Rebate Expenditures:	39,521
Returned to County Treasurer:	0
Total Expenditures:	40,631

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	-10,210	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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Projects For EVANSDALE NW IND URBAN RENEWAL

DUBUQUE ROAD PROJECT

Description:	2010 DUBUQUE ROAD RECONSTRUCTION
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

DUBUQUE ROAD BRIDGE PROJECT

Description:	2015 DUBUQUE ROAD BRIDGE PROJECT
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

URBAN RENEWAL REVIEW

Description:	URBAN RENEWAL LEGAL REVIEW
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

EVANSDALE INVESMENTS

Description:	DEVELOPMENT AGREEMENT
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

2015 GENERAL OBLIGATION BOND

Description:	DUBUQUE ROAD BRIDGE PROJECT
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For EVANSDALE NW IND URBAN RENEWAL

2010 GO CORP PURP BONDS

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	125,000
Interest:	9,825
Total:	134,825
Annual Appropriation?:	Yes
Date Incurred:	09/16/2010
FY of Last Payment:	2020

EVANSDALE INVESTMENTS

Debt/Obligation Type:	Rebates
Principal:	2,204
Interest:	0
Total:	2,204
Annual Appropriation?:	Yes
Date Incurred:	07/01/2015
FY of Last Payment:	2017

2015 GENERAL OBLIGATION BOND

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	435,000
Interest:	75,366
Total:	510,366
Annual Appropriation?:	Yes
Date Incurred:	05/05/2015
FY of Last Payment:	2028

Non-Rebates For EVANSDALE NW IND URBAN RENEWAL

TIF Expenditure Amount:	28,230
Tied To Debt:	2010 GO CORP PURP BONDS
Tied To Project:	DUBUQUE ROAD PROJECT

TIF Expenditure Amount:	0
Tied To Debt:	EVANSDALE INVESTMENTS
Tied To Project:	URBAN RENEWAL REVIEW

TIF Expenditure Amount:	11,291
Tied To Debt:	2015 GENERAL OBLIGATION BOND
Tied To Project:	DUBUQUE ROAD BRIDGE PROJECT

Rebates For EVANSDALE NW IND URBAN RENEWAL

3550 LAFAYETTE RD

TIF Expenditure Amount:	1,110
Rebate Paid To:	EVANSDALE INVESTMENTS
Tied To Debt:	EVANSDALE INVESTMENTS
Tied To Project:	EVANSDALE INVESMENTS
Projected Final FY of Rebate:	2017

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

TIF Taxing District Data Collection

Local Government Name: EVANSDALE (07G049)
 Urban Renewal Area: EVANSDALE NW IND URBAN RENEWAL (07004)
 TIF Taxing District Name: EVANSDALE CITY/WATERLOO SCH/EVANSDALE NW UR TIF INCR
 TIF Taxing District Inc. Number: 07096

TIF Taxing District Base Year: 1978
 FY TIF Revenue First Received: 1981
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	08/1978
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,407,180	11,368,800	1,070,080	0	0	13,846,060	0	13,846,060
Taxable	0	784,268	10,231,920	963,072	0	0	11,979,260	0	11,979,260
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	2,055,532	11,790,528	1,234,462	10,556,066	279,285

FY 2016 TIF Revenue Received: 32,651

TIF Taxing District Data Collection

Local Government Name: EVANSDALE (07G049)
 Urban Renewal Area: EVANSDALE NW IND URBAN RENEWAL (07004)
 TIF Taxing District Name: EVANSDALE CITY AG/WATERLOO SCH/EVANSDALE NW UR TIF INCR
 TIF Taxing District Inc. Number: 07168

TIF Taxing District Base Year: 1978
 FY TIF Revenue First Received: 1981
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	08/1978
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	30	0	0	0	0	0	30	0	30
Taxable	13	0	0	0	0	0	13	0	13
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	43,470	0	0	0	0

FY 2016 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: EVANSDALE (07G049)
 Urban Renewal Area: EVANSDALE WATERLOO HOME ACRES URBAN RENEWAL
 UR Area Number: 07018

UR Area Creation Date: 04/1967

UR Area Purpose: This plan was set up under the Housing Act of 1949 to provide financial assistance to carry out urban renewal projects.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
EVANSDALE CITY/WATERLOO SCH/ EVANSDALE HOME ACRES UR TIF INCR	07093	07094	4,256,008

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	107,129,330	6,427,510	0	0	-361,140	113,195,700	0	113,195,700
Taxable	0	59,706,903	5,784,759	0	0	-361,140	65,130,522	0	65,130,522
Homestead Credits									712

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:

62,782

0

Amount of 07-01-2015 Cash Balance Restricted for LMI

TIF Revenue: 112,917
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 112,917

Rebate Expenditures: 6,214
 Non-Rebate Expenditures: 136,383
 Returned to County Treasurer: 0
Total Expenditures: 142,597

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:

33,102

0

Amount of 06-30-2016 Cash Balance Restricted for LMI

Projects For EVANSDALE WATERLOO HOME ACRES URBAN RENEWAL

CRC BUILDING CONSTRUCTION

Description:	THE CONSTRUCTION OF THE COMMUNITY RESPONSE CENTER (POLICE AND FIRE DEPT)
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

URBAN RENEWAL REVIEW

Description:	URBAN RENEWAL LEGAL REVIEW
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

A.C. INVESTMENTS, LLC

Description:	DEVELOPMENT AGREEMENT
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

KRUSEMARK, INC.

Description:	DEVELOPMENT AGREEMENT
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

RIVER FOREST ROAD RECONSTRUCTION

Description:	RECONSTRUCT RIVER FOREST RD
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

RIVER FOREST RD BIKE TRAIL

Description:	CONSTRUCT BIKE TRAIL
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

NORMA AVE EXTENSION

Description:	CONSTRUCT EXTENSION OF NORMAN FOR NEW DEVELOPMENT
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Created: Fri Oct 28 09:43:35 CDT 2016

Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For EVANSDALE WATERLOO HOME ACRES URBAN RENEWAL

2013 REFUNDING BONDS

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	645,000
Interest:	44,963
Total:	689,963
Annual Appropriation?:	No
Date Incurred:	07/02/2013
FY of Last Payment:	2022

AC INVESTMENTS, LLC

Debt/Obligation Type:	Rebates
Principal:	5,428
Interest:	0
Total:	5,428
Annual Appropriation?:	Yes
Date Incurred:	07/01/2014
FY of Last Payment:	2017

KRUSEMARK, INC.

Debt/Obligation Type:	Rebates
Principal:	7,762
Interest:	0
Total:	7,762
Annual Appropriation?:	Yes
Date Incurred:	07/01/2014
FY of Last Payment:	2017

2015 GENERAL OBLIGATION BOND

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,050,000
Interest:	179,965
Total:	1,229,965
Annual Appropriation?:	Yes
Date Incurred:	05/05/2015
FY of Last Payment:	2026

2015 GO BOND-NEW RESIDENTIAL

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	30,676
Total:	30,676
Annual Appropriation?:	Yes

Date Incurred:	05/05/2015
FY of Last Payment:	2019

Non-Rebates For EVANSDALE WATERLOO HOME ACRES URBAN RENEWAL

TIF Expenditure Amount:	100,035
Tied To Debt:	2013 REFUNDING BONDS
Tied To Project:	CRC BUILDING CONSTRUCTION

TIF Expenditure Amount:	27,040
Tied To Debt:	2015 GENERAL OBLIGATION BOND
Tied To Project:	RIVER FOREST ROAD RECONSTRUCTION

TIF Expenditure Amount:	9,308
Tied To Debt:	2015 GO BOND-NEW RESIDENTIAL
Tied To Project:	NORMA AVE EXTENSION

Rebates For EVANSDALE WATERLOO HOME ACRES URBAN RENEWAL

1 TRAIL AVE

TIF Expenditure Amount:	6,214
Rebate Paid To:	A.C. INVESTMENTS, LLC
Tied To Debt:	AC INVESTMENTS, LLC
Tied To Project:	A.C. INVESTMENTS, LLC
Projected Final FY of Rebate:	2017

15 TRAIL AVE

TIF Expenditure Amount:	0
Rebate Paid To:	KRUSEMARK, INC.
Tied To Debt:	KRUSEMARK, INC.
Tied To Project:	KRUSEMARK, INC.
Projected Final FY of Rebate:	2017

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TIF Taxing District Data Collection

Local Government Name:	EVANSDALE (07G049)
Urban Renewal Area:	EVANSDALE WATERLOO HOME ACRES URBAN RENEWAL (07018)
TIF Taxing District Name:	EVANSDALE CITY/WATERLOO SCH/ EVANSDALE HOME ACRES UR TIF INCR
TIF Taxing District Inc. Number:	07094
TIF Taxing District Base Year:	1967
FY TIF Revenue First Received:	1970
Subject to a Statutory end date?	No

UR Designation	
Slum	04/1967
Blighted	04/1967
Economic Development	04/1967

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	107,129,330	6,427,510	0	0	-361,140	113,195,700	0	113,195,700
Taxable	0	59,706,903	5,784,759	0	0	-361,140	65,130,522	0	65,130,522
Homestead Credits									712

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	6,866,258	65,130,522	4,256,008	60,874,514	1,610,577

FY 2016 TIF Revenue Received: 112,917

Urban Renewal Area Data Collection

Local Government Name: EVANSDALE (07G049)
 Urban Renewal Area: Evansdale Housing Urban Renewal Area
 UR Area Number: 07998

UR Area Creation Date: 12/2014

UR Area Purpose: The City will undertake the construction of public infrastructure improvements including the extension of Norma Street to include const of road, and placement of water, sewer, and storm sewer.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
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Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:

0	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:

0	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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Projects For Evansdale Housing Urban Renewal Area

NORMA AVE EXTENSION

Description:	EXTEND NORMA AVE ROAD, SEWER, WATER, AND STORM SEWER
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2015 GO BOND

Description:	REPAYMENT OF INTEREST TO HOME ACRES DISTRICT
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For Evansdale Housing Urban Renewal Area

2015 GO BOND

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	330,000
Interest:	78,833
Total:	408,833
Annual Appropriation?:	Yes
Date Incurred:	05/05/2015
FY of Last Payment:	2028

HOME ACRES DISTRICT

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	30,676
Total:	30,676
Annual Appropriation?:	Yes
Date Incurred:	05/05/2015
FY of Last Payment:	2019